

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, JULY 12, 2000
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

A G E N D A

1. APPEAL NO. 00-8

APPLICANT: BRYAN CHALFANT

LEGAL: Birch Ocean Front Subdivision, P. B. 19, P. 26, Block 4, Lots 3, 12 and 13

ZONED: NBRA-Zoning District

STREET: 539 North Birch Road

ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-24.12 (A)** - Rehearing of the Board of Adjustment Order from the March 9, 2000, BOA meeting denying a variance under **Sec. 47-20.15 (2)** to permit eight (8) back-out parking spaces into a public right-of-way for a motel located in a non-residential zoning district where the Code requires that back-out parking into a right-of-way shall be permitted for a motel if located in a residential zoning district only.

2. APPEAL NO. 00-23

APPLICANT: NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY

LEGAL: PARCEL "A" Poinsettia Plat, Plat Book 114, Page 43, together with PARCEL "A" Holiday Beach, Plat Book 27, Page 39

ZONED: RMH-60-Residential Multifamily High Rise/High Density District

STREET: 3030 Holiday Drive

ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-18.13 (C) (2)** – To permit a one thousand (1,000) gallon above ground fuel/oil storage tank where the Code requires that an above-ground tank have a maximum capacity of five hundred fifty (550) gallons.

3. APPEAL NO. 00-24

**APPLICANT: CUSHMAN and WAKEFIELD of FLORIDA
c/o FED LAUD CORP.**

LEGAL: "PROSPECT INDUSTRIAL and COMMERCIAL PARK", Plat Book 104, Page 17, of Block 3, Lot 7 and Lot 8

ZONED: CC-Commerce Center District

STREET: 5341 Northwest 33rd Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-18.13 (C) (2)** - To permit a two thousand two hundred (2,200) gallon above-ground fuel/oil storage tank where the Code requires that an above-ground tank have a maximum capacity of five hundred (550) gallons.

4. APPEAL NO. 00-27

APPLICANT:	<u>HOLY CROSS HOSPITAL</u>
LEGAL:	"Holy Cross Hospital Plat", Parcel "A", Plat Book 139, Page 19, And "Coral Hills", Plat Book 37, Page 20, Block 6, Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10
ZONED:	CF – Community Facility
STREET:	4725 North Federal Highway
ADDRESS:	Fort Lauderdale, FL

APPEALING: **Sec. 47-19.5 (B) (2)**:To permit a seven (7) foot high wall, two-feet nine inches (2' 9") from the property line of a non-residential parcel that abuts a street, where the Code requires that a wall on a non-residential parcel that abuts a street, have a minimum setback of three (3) feet.

5. APPEAL NO. 00-28

APPLICANT:	<u>GREGORY J. MALTESE</u>
LEGAL:	"TOWN of FORT LAUDERDALE", Plat Book "B", Page 40, of Block 35, Lot 6
ZONED:	RS-8 (Residential Single Family/Low Medium Density)
STREET:	620 Southwest 8th Terrace
ADDRESS:	Fort Lauderdale, FL

APPEALING: **Sec. 47-5.31 (Table of Dimensional Requirements)**: To permit the conversion of an existing carport into a garage with a 20.67' front yard, where the Code requires that the minimum front yard shall be twenty-five (25) feet..

6. APPEAL NO. 00-29

APPLICANT:	<u>HABITAT for HUMANITY of BROWARD, INC.</u>
LEGAL:	"DORSEY PARK", Plat Book 19, Page 5, Block 3, Lot 10
ZONED:	RC-15-Residential Single Family/Medium Density District
STREET:	616 Northwest 15th Terrace
ADDRESS:	Fort Lauderdale, FL

APPEALING: **Sec. 47-5.33 (Table of Dimensional Requirements)**: To permit the construction of a single family dwelling on a forty (40) foot wide, four thousand five hundred (4,500) square foot lot, where the Code requires a minimum fifty (50) foot wide, five thousand (5,000) square foot lot for a single family dwelling.

7. APPEAL NO. 00-30

APPLICANT: HABITAT for HUMANITY of BROWARD, INC.
LEGAL: "DORSEY PARK", Plat Book 19, Page 5, Block 3,
Lot 9
ZONED: RC-15-Residential Single Family/Medium Density
District
STREET: 616 Northwest 15 Terrace
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5.33 (Table of Dimensional Requirements):** To permit the construction of a single family dwelling on a forty (40) foot wide, four thousand five hundred (4,500) square foot lot, where the Code requires a minimum fifty (50) foot wide, five thousand (5,000) square foot lot for a single family dwelling.

8. APPEAL NO. 00-31

APPLICANT: ARCHDIOCESE of MIAMI c/o MICHAEL HOVER
LEGAL: "QUEEN OF MARTYRS PLAT", Plat Book "71", Page 20,
Parcel "A"
ZONED: CF-Community Family
STREET: 2731 Southwest 11th Court
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-8.30 (Table of Dimensional Requirements):** To permit a sixteen (16) foot corner yard for the construction of a one thousand three hundred forty-nine (1,349) square foot library addition to an existing school where the Code requires a minimum twenty-five (25) foot corner yard for all structures.

9. APPEAL NO. 00-32

APPLICANT: RIO NUEVO PARTNERSHIP
LEGAL: "TOWN of FORT LAUDERDALE", Plat Book "B", Page 40, Block
"C", Lots 17, 18, 19 and 20
ZONED: H-1- Historic Preservation District
STREET: 204 Southwest 2nd Street
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 5.26 (b)**, seeking a Special Exception for a restaurant selling alcoholic or intoxicating beverages, where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of seventy two (72), one hundred thirty one (131), and one hundred fifty seven (157) feet, from three other places of business in which there is already in existence, a retail vendor's license to sell alcoholic or intoxicating beverages for consumption in or off the premises, where the Code requires a distance separation of three hundred (300) feet.

10. APPEAL NO. 00-33

APPLICANT: MKS CORPORATION c/o BRADY COKER,
ROD FEINER ESQ.
LEGAL: "PLACIENDA FIRST UNIT", Plat Book "2", Page 44, Block 1,
Lots 4 and 5
ZONED: ROA – Limited Residential Office District
STREET: 14 Rose Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5.60 (D) (4) (C):** To permit the construction of a four thousand nine hundred ninety seven (4,997) square foot two-story office building on two (2) lots, where the Code requires that a maximum floor area of an office building shall not exceed three thousand (3,000) square feet for a two-story building.

11. APPEAL NO. 00-34

APPLICANT:	RALPH DISALVO
LEGAL:	"FORT LAUDERDALE LAND and DEVELOPMENT COMPANY's SUBDIVISION", Plat Book 1, Page 67, Block "B", Lots 9, 10, 11, 12, 13, of "The Town of Fort Lauderdale", Block 14, Lots 1 and 2
ZONED:	RAC-CC- Regional Activity Center – City Center
STREET:	105 North Federal Highway
ADDRESS:	Fort Lauderdale, FL

APPEALING: **Sec. 47-18.5 (D) & (E):** To permit the expansion of an existing automotive service station/convenience store with a lot size of sixteen thousand four hundred twenty-six (16,426) square feet and a lot width of 145.02', where the Code requires that the minimum lot size shall be seventeen thousand five hundred (17,500) square feet and the minimum lot width shall be one hundred seventy five (175) feet at the front property line.

12. FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

NOTE: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*